

**VENTANA RANCH WEST COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES**

Date: Thursday, October 1, 2009

Location: Ventana Ranch Elementary School
6801 Ventana Village NW
Albuquerque, NM 87114

Attendees: Jerry Kurz
Mike Snobl
Charlotte Knutson
Tract Schroeder
Howard Deboi
Michael Franciosi, Carol Rickert & Associates
1 Homeowner

Call to Order

Charlotte Knutson called the meeting to order at 6:00 PM.

Minutes

Jerry Kurz moved to approve the minutes from the September 2009 meeting. Mike Snobl seconded. Motion passed.

Management Report

Michael Franciosi presented the financial report from August 2009. As of August 31, 2009 there was \$49,376.27 in the Ventana Ranch West Operating account, \$5,210.21 in the Ventana Vista Operating Account, \$64,670.84 in the Ventana Ranch West Reserve Account, and \$51,602.73 in the Ventana Vista Reserve Account. Total collections for August 2009 were \$17,252.38 and total expenses were \$30,116.04.

Delinquencies - Michael Franciosi presented the board with a delinquency report and narrative as of August 31, 2009.

Violations – Management had forwarded to the board the complete list of violations for September 2009. Michael Franciosi also informed the Board of his discussion with the attorney with respect to handling problematic dog barking issues.

Committee Reports

Entertainment – Tracy Schroeder reported to the Board that planning was continuing for the November 2 event.

DRC – Charlotte Knutson reported that Heidi Buxman will be chairing the DRC in the near future.

Unfinished Business

Park Maintenance – Management presented the Board of Directors with some excerpts from the Park Documents. The Board discussed briefly the pros and cons of VRWCA

maintaining the parks vs. the scenario of having the City of Albuquerque do so. The Board requested that Management obtain the dates that the parks were deeded to the City of Albuquerque as well as the dates that the parks were completed.

Skateboards in Ventana West 2 Park – Management presented to the Board the possibility of using skateboard deterrents on the benches rather than placards that stated that skateboards were prohibited from the benches. The Board agreed that this would be a better approach and requested that Management move forward with the project.

Reserve Study – Management updated the Board on the current Reserve Studies. The study for Ventana Vista was just received, and the complete Ventana Ranch West study was expected shortly. Management stated that they would forward the studies once received to the Boards for their review.

Animal Noise/Sign Resolutions – Management presented them for signatures.

New Business

Signs – Howard Deboi informed the board that he had investigated the use of silicone in inhibiting the taping of material to signs, posts, etc. He reported that he found it to be successful.

Homeowner Concerns/Letter

Torres/9904 Sunshine Mesa – Boulder openings – Management presented the Board with requests from two homeowners regarding the openings between the boulders. An opening of at least 33 inches was requested to accommodate double-wide strollers. It was the opinion of the Board of Directors that the current width was needed to deter the off road vehicles and motor bikes.

8048 Pony Hills – Balloon Trailers – Management presented a request for the temporary storage of balloon trailers during the Balloon Fiesta. The Board of Directors was agreeable provided that the trailers were removed from the homes immediately upon the completion of the Balloon Fiesta.

Next Meeting

The next meeting will be held on November 5, 2009 at 6:00 PM at the Ventana Elementary School.

Community Concerns – Open Forum

10409 Oso Ridge – The owner of 10409 Oso Ridge wished to inform the Board of Directors that she was unable to contact the owners of the properties on either side of her house for permission to raise the walls. She further stated that the Management Company was also unable to get a response from either owner. Since she had made repeated attempts to contact the owners and since the wall alterations were within the guidelines adopted by the Design Review Committee, Jerry Kurz moved to allow her to proceed with raising the walls. Charlotte Knutson seconded. Motion passed.

Adjourn

There being no further business the meeting was adjourned at 6:58 PM.